

**Zoned C1
Prime Location!!**

**Motivated
Seller**

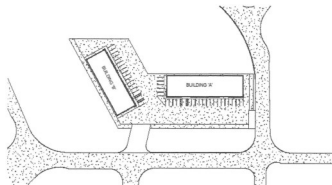
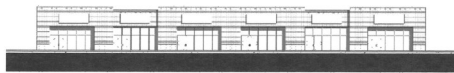
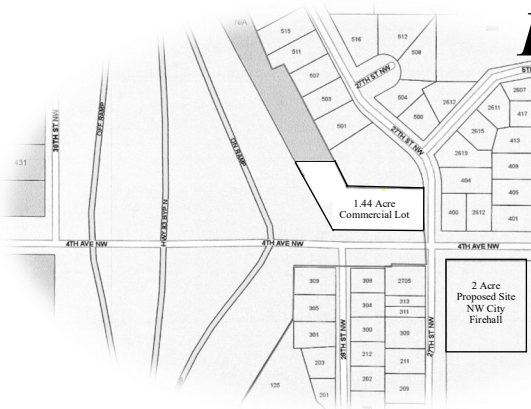
**COMMERCIAL LAND
OFFICE / MIXED USE
CONDOS OR STRIP MALL**

REDUCED \$230,500

Intersection of 4th Ave NW & 27th St NW
adjacent to Hwy US 83 Bypass Exit
ACROSS FROM MINOT NEWEST FIRE STATION

Bel Air Commons

**\$3.50
per s.f.**



- 61,476 s.f. lot—1.44 acres
- \$92,000 Sewer and Water Work Completed
- \$137,000 Street and Grading Work Completed
- Bypass is being improved to handle more traffic
- Minot's newest fire station at SE corner of 4th and 27th
- Zoning information available



WATNE

real estate since 1951

BHGRE WATNE GROUP

408 N Broadway

Minot, ND 58703-2310

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**Better
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REAL ESTATE

Contact:

Blake Krabseth

Associate Broker, REALTOR®

For more detailed information call

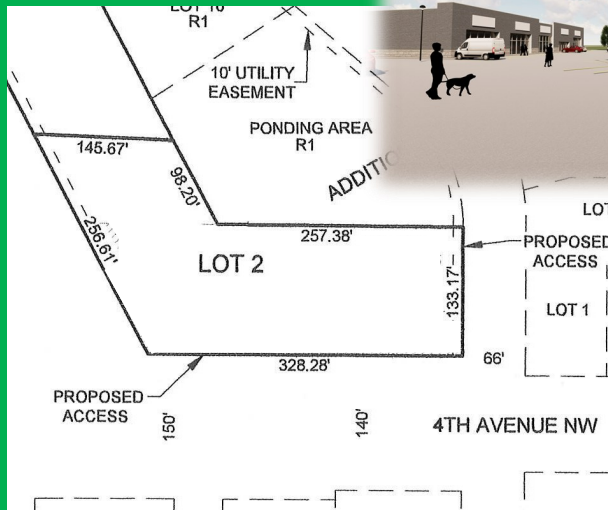
701-720-1786

**WATNE
GROUP**

An independently owned and operated franchise

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\$229,000.00

Useable Improvements!!

ALL READY COMPLETE!

Corner of 4th Ave NW and 27th St NW

61,476 s.f. lot site

\$92,000 Sewer and Water Work Completed

\$137,000 Street and Grading Work Completed

\$25,000 Engineering and Planning Work Completed

All site studies and plans convey with the property

**Contact: Blake Krabseth, Associate Broker, REALTOR®, 701-720-1786 (cell)
or e-mail blake@minothomes.com**

BHGRE WATNE GROUP, 408 N Broadway, Minot, ND 58703, www.MinotHomes.com

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